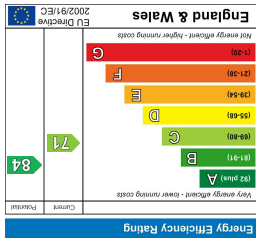




**IMPORTANT NOTICE**  
These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

**Code of Practice**  
The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk)

**Asbestos Regulations**  
It is the responsibility of the owner or tenant of the property, and anyone who has control over it (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

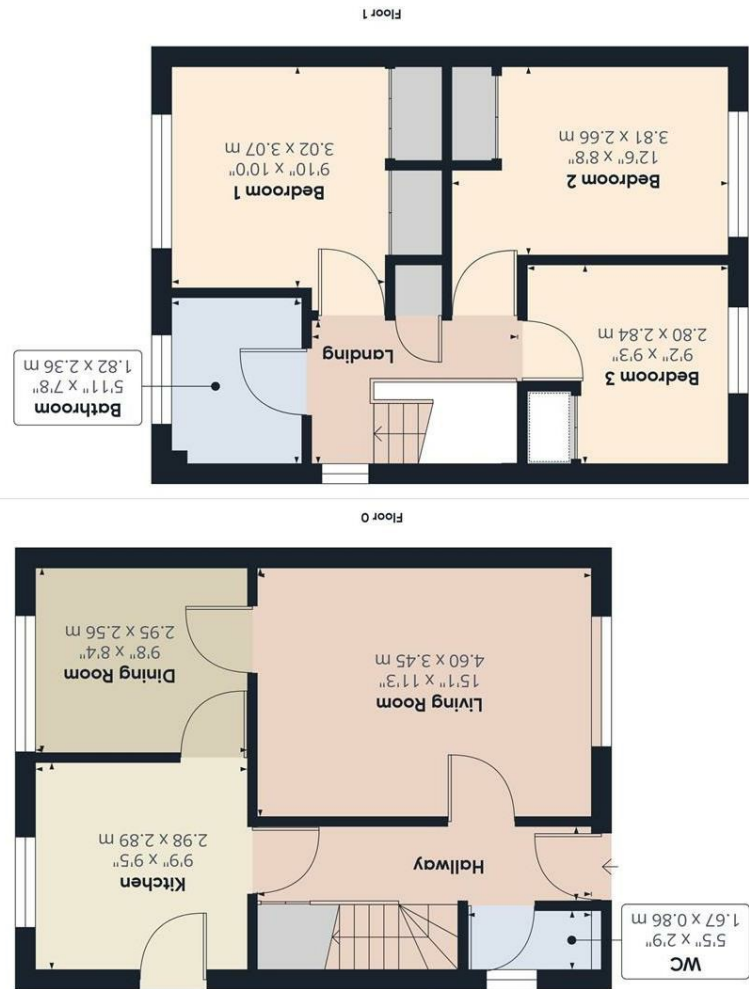


G10ARF360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area  
858.26 ft<sup>2</sup>  
79.73 m<sup>2</sup>



**6 Widbrook Meadow**  
Trowbridge, Wiltshire, BA14 9SD  
**£300,000**

- CHECK OUT THE VIDEO LINK TO OUR 360° WALK THROUGH TOUR
- Three Bedrooms, Two Receptions
- Single Garage and Paved Driveway
- Desirable & Sought After Ceul De Sac Location on Broadmead
- Updated Kitchen & Bathroom
- Well Presented Semi Detached House
- Gas Central Heating & PVCu Double Glazing
- Generous Plot with Large Enclosed Rear Garden
- EPC Rating C / Council Tax Band C



### Situation

Situated on the entrance to a quiet cul de sac on the outskirts of the desirable Broadmead development on the northern side of Trowbridge. This is a popular location due to its access to Bradford and Bath, close proximity to the local junior school in Brook Road, local shopping facilities and easy access to secondary schools in Wingfield Road. The town centre and railway station are within a mile.

Trowbridge is the County Town of Wiltshire and has benefitted from significant development, which is still ongoing, and offers a good range of schooling for all ages and town centre amenities including a large Tesco Extra, Marks & Spencer Food hall, Sainsburys, ASDA, The Shire Shopping Centre and Odeon Cinema complex. Trowbridge is accessible from the M4 and has a railway station providing regular services to Salisbury, Southampton and Weymouth to the south, Bath and Bristol to the northwest and Chippenham and Swindon to the north. Surrounded by open countryside with picturesque villages scattered around offering history and character, there is an abundance of leisure opportunities to meet most people's needs.

### Description

A modern well presented semi detached family home which has been improved by the current owners including updated central heating boiler, PVCu double glazing (installed 2021), kitchen and bathroom. The accommodation is neutrally decorated, light and well proportioned throughout further benefitting from a downstairs cloakroom. Set on a generous plot, the front has been landscaped for ease of maintenance including a paved driveway leading up to the single garage and with gated side access into the large, enclosed and private rear garden.

An internal viewing is recommended.

### Accommodation

#### Entrance Hallway

PVCu double glazed entrance door. Stairs to the first floor. Understairs cupboard. Vinyl flooring. Radiator.

#### Cloakroom

Obscure PVCu double glazed window to side. White low level WC and corner wash hand basin. Vinyl flooring. Radiator.

#### Living Room

PVCu double glazed window to front. Radiator.

#### Dining Room

PVCu double glazed window to rear. Vinyl flooring. Radiator.

#### Kitchen

PVCu double glazed door to side and window to rear. Range of matching wall and base units with wood effect rolled edge worksurfaces. Built in electric oven and induction hob with extractor fan over. Integral fridge freezer. Space and plumbing for washing machine. Vinyl flooring. Radiator.

### Landing

PVCu double glazed window to side. Access to the attic space. Cupboard housing the wall mounted combination gas boiler.

### Bedroom One

PVCu double glazed window to rear. Two double built in wardrobes. Radiator.

### Bedroom Two

PVCu double glazed window to front. Radiator.

### Bedroom Three

PVCu double glazed window to front. Over stairs cupboard. Radiator.

### Bathroom

Obscure PVCu double glazed window to rear. Contemporary white suite comprising bath with shower over and screen, low level WC and wash hand basin inset vanity unit below. Tiled walls. Click vinyl flooring. Radiator.

### Externally

#### Garage

9 x 17 (2.74m x 5.18m)

Up and over entrance door. Power and light. Side door to the covered side passageway. Single glazed window to rear.

Paved driveway parking to the front.

#### Front Garden

Attractive front garden with gravel and mature shrubs for ease of maintenance.

#### Rear Garden

Secure and private rear garden laid mainly to lawn with attractive decking area and patio. Gated side access.

#### Tenure

Freehold with vacant possession on completion.

#### Council Tax

The property is in Band C with the amount payable for 2024/25 being £2162.31.

#### Services

Main services of gas, electricity, water and drainage are connected. Central heating is from the combination gas fired boiler (installed 20/05/14) and serviced annually. PVCu windows are within Guarantee.

#### Viewing

To arrange a viewing call us on 01225 341504 or email [trowbridge@chasebuchanan.co.uk](mailto:trowbridge@chasebuchanan.co.uk)

#### Code

11233 30/05/24

